

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/25/2009

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 9-2

NAME: RAY'S TRANSPORTATION

APPLICANT: 45 ARGENIO DR. LLC & 30 ARGENIO DR LLC

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	03/25/2009	MUNICIPAL FIRE	03/25/2009	APPROVED
ORIG	03/25/2009		/ /	
REV1	02/25/2009	MUNICIPAL FIRE . ACCESS ROADS ARE NEEDED AND MUST BE SHOWN ON PLANS; THREE . FT. CLEARANCE AROUND HYDRANTS REQUIRED; VEHICLE IMPACT . PROTECTION MUST BE PROVIDED AROUND THE HYDRANT NEAR THE . ENTRANCE; COMPLY WITH APPLICABLE SECTIONS OF CHAPTERS 23 . AND 27 OF FIRE CODE	02/24/2009	DISAPPROVED
ORIG	01/15/2009	MUNICIPAL HIGHWAY	/ /	
ORIG	01/15/2009	MUNICIPAL WATER	/ /	
ORIG	01/15/2009	MUNICIPAL SEWER	/ /	
ORIG	01/15/2009	MUNICIPAL FIRE . PLEASE NOTE: APPROVED HOWEVER, SPACING OF RAILROAD THE . PILES MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE FIRE . CODE OF THE STATE OF NY WITH SPECIAL ATTENTION TO CHAPTERS . 23 & 27.	01/20/2009	APPROVED
ORIG	01/15/2009	NYS DOT	/ /	
ORIG	01/15/2009	E911 . INSUFFICIENT INFORMATION TO DETERMINE 911 NUMBERING	09/03/2009	DISAPPROVED
ORIG	01/15/2009	O.C. PLANNING	/ /	
ORIG	01/15/2009	O.C. HEALTH DEPT.	/ /	
ORIG	01/15/2009	INFRASTRUCTURE COMM	/ /	
	/ /		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/25/2009

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 9-2
NAME: RAY'S TRANSPORTATION
APPLICANT: 45 ARGENIO DR. LLC & 30 ARGENIO DR LLC

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/15/2009	EAF SUBMITTED	/ /	
ORIG	01/15/2009	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/15/2009	LEAD AGENCY DECLARED	/ /	
ORIG	01/15/2009	DECLARATION (POS/NEG)	/ /	
ORIG	01/15/2009	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/15/2009	PUBLIC HEARING HELD	/ /	
ORIG	01/15/2009	WAIVE PUBLIC HEARING	/ /	
ORIG	01/15/2009	FINAL PUBLIC HEARING	/ /	
ORIG	01/15/2009	PRELIMINARY APPROVAL	/ /	
ORIG	01/15/2009	LEAD AGENCY LETTER SENT	/ /	



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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33 AIRPORT CENTER DRIVE
SUITE 202
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(845) 567-3100
FAX: (845) 567-3232
E-MAIL: MHENY@MHEPC.COM
WRITERS EMAIL: MJE@MHEPC.COM



TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: RAY'S TRANSPORTATION INC. SITE PLAN
PROJECT LOCATION: ARGENIO DRIVE (OFF RUSCITTI DRIVE)
SECTION 9 – BLOCK 1 – LOTS 45.1 & 45.2
PROJECT NUMBER: 09-02
DATE: 25 FEBRUARY 2009
DESCRIPTION: THE APPLICATION PROPOSES A CHANGE IN USE TO CONVERT THE FORMER LUMBER YARD TO A RAILROAD TIE PRODUCT TRANSFER STATION. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the PI zoning district. The former use of the site was a lumber yard (Use A-13). This application proposes the processing of used railroad ties and products for shipping. The Board must classify this use (possibly use B-3). The site plan proposes no new buildings or related improvements. Currently there appears to be five (5) buildings on the site, and some concrete pads.

2. We have performed a conceptual review of the plans and have the following comments:
 - It is noted that the property consists of two separate tax lots. The line is depicted on the plans. It is not normal practice for a site plan to be split with two tax lots. The Board should discuss the need for combination of the lots as part of the site plan application.

 - It was my understanding that the railroad ties were to be stored within (under) existing structures. In addition to the five (5) existing buildings on the site where "permanent" storage is proposed, there are twelve (12) locations where temporary outdoor storage is proposed. These twelve areas substantially cover the balance of the site (both tax map properties).

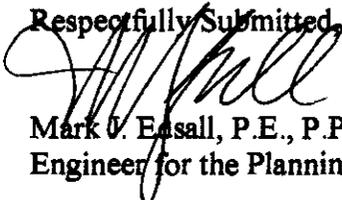
 - The Fire Inspector's office should comment on accessibility issues to the various buildings and areas of the site with the storage as proposed.

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- At the worksession, potential drainage and contamination impacts were discussed if outside storage was proposed in limited areas. The plan provides directional information regarding “drainage flow”, which in many cases appears to indicate that drainage flow runs uncontrolled and uncontained off the property. One area is indicated as a “Stormwater Recharge Area”. This is a concern with regard to the potential for creosote laden stormwater discharging off the site, or infiltrating into the ground with no protective measures (see next numbered comment).
 - It is noted that the symbol in the plan legend for outside storage is inconsistent with that depicted on the plan itself.
 - If outside storage is considered by the Board, a maximum height should be noted on the plan.
 - The “Use” data under the Zoning Information on the right of the plan should indicate “prior use”.
 - The plans propose no vehicle parking (other than truck parking), nor any handicapped parking. The Board and Code Enforcement Officer should verify this approach is acceptable.
 - No dumpster/waste provisions are shown on the plan. The Board should discuss the details of the use with the applicant to verify there is no need.
 - There appears to be an encroachment of the site’s fence onto the adjoining property. This should be resolved.
3. A brief study of creosote indicates that the product is a complex mixture of chemicals. It is my understanding that this type use involves coal-tar creosote, which may involve approximately 300+ chemicals in content, possibly even thousands. Chemicals in the mixture have been identified which may cause harmful health effects. There is a documented concern that creosote products can enter the groundwater and create the potential for contamination and toxicity. As such, the plan’s total disregard for containment and treatment, allowing the potential for uncontrolled discharge of possibly contaminated stormwater runoff is of great concern to this writer.
4. I am not aware of the permitting aspects of this type use, or whether any NYSDEC permits are required for transport or storage of the products involved in this application. It may be advisable to include NYSDEC and the OCDOH in a SEQRA circulation for this application.
5. This project is within a 500-foot distance from NYS Route 32 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).

Respectfully Submitted,


Mark V. Emsall, P.E., P.P.
Engineer for the Planning Board

MJE/st
NW09-02-25Feb09.doc

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Thomas Lucchesi, Asst. Fire Inspector

**SUBJECT: PB-09-02
Ray's Transportation
SBL: 9-1-45.1,45.2**

DATE: March 23, 2009

Fire Prevention Reference Number: FPS-09-018

A review of the above referenced site plan has been conducted and is approved.

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Thomas Luchessi, Asst. Fire Inspector

SUBJECT: PB-09-02
Ray's Transportation
SBL: 9-1-45.1,45.2

DATE: February 24, 2009

Fire Prevention Reference Number: FPS-09-011

A review of the above referenced renovation plans has been conducted and is disapproved for the following reasons:

- 1) Access roads are needed and must be shown on plans.
FC 503.1.1, FC 503.1.1
- 2) Three (3) ft. clearance around hydrants required.
FC 508.5.5
- 3) Vehicle impact protection must be provided around the hydrant near the entrance. FC 508.5.6
- 4) Please comply with applicable sections of Chapters 23 and 27 of Fire Code



Engineers / Surveyors
Planners
Environmental Scientists
Landscape Architects

Civil Engineering, Land Surveying & Landscape Architecture Co., P.C.

Chazen Environmental Services, Inc.

21 Fox Street, Poughkeepsie, New York 12601

Phone: (845) 454-3980 Fax: (845) 454-4026

www.chazencompanies.com

Capital District Office: (518) 273-0055

Orange County Office: (845) 567-1133

North Country Office: (518) 812-0513

February 4, 2009

Genero Argenio, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

*Re: Ray's Transportation – 30 & 42 Argenio Drive
Town of New Windsor, Orange County, New York
(Property Owners: 45 Argenio Drive LLC & 30 Argenio Dr LLC)
TCC Project #80811.01*

Dear Chairman Argenio:

The Applicants, 45 Argenio Drive LLC & 30 Argenio Dr LLC, currently own two adjoining tax parcels located at 30 and 42 Argenio Drive which total 8.93± acres. The parcels are identified on the Town of New Windsor Tax Maps as Section 9 Block 1 Lots 45.1 and 45.2. The site contains five buildings that have been previously used for warehouse and office space. The Applicant is proposing to utilize the site and its existing buildings for lumber & building material and equipment sales, service, and storage.

The following items are enclosed:

- o Site Plan sheet SP1 dated September 8, 2008, last revised 2/04/09 (10 sets); and

The Applicant requests that this item be placed on the next available agenda of the Planning Board. Please do not hesitate to contact me at 845-486-1571 if you have any questions or need anything further.

Very truly yours,

Chris Viebrock, P.E.
Project Manager

CV/dsh

cc: Ray Stackhouse, Ray's Transportation
Stu Rosenwasser, Esq., Project Attorney
File



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: RAY'S TRANSPORTATION INC. SITE PLAN
PROJECT LOCATION: ARGENIO DRIVE (OFF RUSCITTI DRIVE)
SECTION 9 – BLOCK 1 – LOTS 45.1 & 45.2
PROJECT NUMBER: 09-02
DATE: 28 JANUARY 2009
DESCRIPTION: THE APPLICATION PROPOSES A CHANGE IN USE TO CONVERT THE FORMER LUMBER YARD TO A RAILROAD TIE PRODUCT TRANSFER STATION. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the PI zoning district. The former use of the site was a lumber yard (Use A-13). This application proposes the processing of used railroad ties and products for shipping. The Board must classify this use (possibly use B-3). The site plan proposes no new buildings or related improvements. Currently there appears to be five (5) buildings on the site, and some concrete pads.

2. We have performed a conceptual review of the plans and have the following comments:
 - It is noted that the property consists of two separate tax lots. The line is depicted on the plans. It is not normal practice for a site plan to be split with two tax lots.

 - It was my understanding that the railroad ties were to be stored within (under) existing structures. The plan depicts two large areas for outside storage of railroad ties, with such limits (in some cases) right up to the property line, and up against buildings. This may be unacceptable to the Board and/or Fire Inspector's office.

 - Similarly, a large undefined area is shown for outdoor metal storage.

 - Normally, the Board and the Fire Inspector's office require a layout which depicts storage with access aisles for emergency purposes. The plans do not provide this detail.

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• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- Related to the prior comment, the undefined storage areas may obstruct the truck parking spaces depicted.
 - At the worksession, potential drainage and contamination impacts were discussed if outside storage was proposed in limited areas. This evaluation is not included with this submittal.
 - If outside storage is considered by the Board, a maximum height should be indicated.
 - The "Use" data under the Zoning Information on the right of the plan should indicate "prior use".
 - The plans propose no vehicle parking (other than truck parking), nor any handicapped parking. The Board and Code Enforcement Officer should verify this approach is acceptable.
 - No dumpster/waste provisions are shown on the plan. The Board should discuss the details of the use with the applicant to verify there is no need.
3. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
 4. This project is within a 500-foot distance from NYS Route 32 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board



2-2-09

CC: N.E.
D.C.

Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: 911

P.B. FILE #09-02 DATE RECEIVED: _____ SBL: 9-1-45.1,45.2

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 01-26-09 TO BE ON AGENDA FOR THE 01-28-09 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

RAY'S TRANSPORTATION
Applicant or Project Name

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: Insufficient information to determine
911 numbering Assignment

Signature: [Handwritten Signature]
Reviewed by _____ date _____

2-3-09 CC: M.E
D.C.

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Kenneth Schermerhorn, Asst. Fire Inspector (KS)

SUBJECT: PB-09-02
Ray's Transportation
SBL: 9-1-45.1,45.2

DATE: January 20, 2009

Fire Prevention Reference Number: FPS-09-002

A review of the above referenced site plan has been conducted and is approved with the following being noted:

*** Note:** Spacing of railroad the piles must comply with all Applicable sections of the Fire Code of the State of N.Y. with special attention to chapters 23 & 27.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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Regional Office
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Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF: New Windsor

P/B APP. NO.: 100-3 09-02

WORK SESSION DATE: 3 Dec 08

PROJECT: NEW OLD

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: new plan / EAF

PROJECT NAME: Ray's

REPRESENTATIVES PRESENT: Group incl. Sr R.

MUNICIPAL REPS PRESENT:
BLDG INSP. _____
FIRE INSP. _____
MHE REP MJE (Other) _____
P/B CHMN _____

PB ATTY. _____
PLANNER _____
OTHER _____

ITEMS DISCUSSED:

We clear on plan
& EAF
They will be in
to change out
plan & EAF

STND CHECKLIST: PROJECT TYPE

DRAINAGE _____
DUMPSTER _____
SCREENING _____
LIGHTING _____
(Streetlights)
LANDSCAPING _____
BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____
SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

PROJECT STATUS:
ZBA Referral: _____ Y _____ N

Ready For Meeting _____ Y _____ N

Recommended Mtg Date _____

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
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PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision____ Lot Line Change____ Site Plan X Special Permit____

Tax Map Designation: Sec. 9 Block 1 Lots 45.1 & 45.2

BUILDING DEPARTMENT TRACKING NUMBER: PA 2008 - 118
MUST FILL IN THIS NUMBER

1. Name of Project Ray's Transportation

45 Argenio Drive LLC

2. Owner of Record & 30 Argenio Dr LLC Phone 845-565-7210

Address: 360 Walsh Road, New Windsor, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same as Owner Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan The Chazen Companies Phone 845-486-1571

Address: 21 Fox Street, Poughkeepsie, NY 12601
(Street Name & Number) (Post Office) (State) (Zip)

Stewart Rosenwasser, Esq

5. Attorney Ostrer Rosenwasser, LLP Phone _____

Address 111 Main Street, PO Box 509, Chester, NY 10918
(Street Name & Number) (Post Office) (State) (Zip)

1. Person to be notified to appear at Planning Board meeting: E-MAIL: cviebrock@chazencompanies.com

Chris Viebrock, P.E. 845-486-1571 845-454-4026
(Name) (Phone) (fax)

2. Project Location: On the east side of Argenio Drive (30 & 42 Argenio Drive)
(Direction) (Street)

8. Project Data: Acreage 8.93 Zone PI School Dist. Newburgh

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

RECEIVED DEC

2008

09-02

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Ray Stackhouse Jr. maintains office at
for 43 Argenio Drive LLC & 30 Argenio Dr LLC, deposes and says that he resides
(OWNER)

at 360 Walsh Road, New Windsor in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 9 Block 1 Lot 45.1)
designation number (Sec. 9 Block 1 Lot 45.2) which is the premises described in
the foregoing application and that he designates:

The Chazen Companies (Chris Viebrock, P.E.)

(Agent Name & Address)

The Chazen Companies, 21 Fox Street, Poughkeepsie, NY 12601

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

23rd DAY OF October 2008

** [Signature]
Owner's Signature (MUST BE NOTARIZED)

ce we
Agent's Signature (If Applicable)
for The Chazen Companies

[Signature]
NOTARY PUBLIC
SANDRA SCHNEIDER
NOTARY PUBLIC, State of New York
Qualified in Orange County
Registration No. 01SC6005809
Commission Expires April 20, 2010

ce we
Professional Representative's Signature
for The Chazen Companies

** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

09-02

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Proposed use of the site and its existing buildings for lumber & building material & equipment sales, service, & storage. Site consists of two tax parcels.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

23rd DAY OF October 2008

[Signature]
(OWNER'S SIGNATURE)

[Signature]
(AGENT'S SIGNATURE)

[Signature]
NOTARY PUBLIC

SANDRA SCHNEIDER
NOTARY PUBLIC, State of New York
Qualified in Orange County
Registration No. 01SC6005809
Commission Expires April 20, 2010

CHRIS VIEBROCK
Please Print Agent's Name as Signed

TOWN USE ONLY:

DATE APPLICATION RECEIVED

09-02
APPLICATION NUMBER

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

1. X Site Plan Title
2. X Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. X Applicant's Name(s)
4. X **Tax Map Data (Section, Block & Lot). (PLEASE PUT THE TAX MAP NUMBER IN THE CORNER OF THE APPROVAL BOX ALSO**
5. X Applicant's Address
6. X Site Plan Preparer's Name
7. X Site Plan Preparer's Address
8. X Drawing Date
9. X Revision Dates
10. X Area Map Inset and Site Designation
11. X Properties within 500' of site
12. X Property Owners (Item #10)
13. X Plot Plan
14. X Scale (1" = 50' or lesser)
15. X Metes and Bounds
16. X Zoning Designation
17. X North Arrow
18. X Abutting Property Owners
19. X Existing Building Locations
20. X Existing Paved Areas
21. X Existing Vegetation
22. X Existing Access & Egress



- 23. N/A Landscaping
- 24. TBD Exterior Lighting
- 25. TBD Screening
- 26. X Access & Egress
- 27. x Parking Areas
- 28. X Loading Areas
- 29. N/A Paving Details (Items 25 - 27)
- 30. N/A Curbing Locations
- 31. N/A Curbing through section
- 32. N/A Catch Basin Locations
- 33. N/A Catch Basin Through Section
- 34. N/A Storm Drainage
- 35. N/A Refuse Storage
- 36. X Other Outdoor Storage
- 37. X Water Supply
- 38. X Sanitary Disposal System
- 39. X Fire Hydrants
- 40. X Building Locations
- 41. X Building Setbacks
- 42. Front Building Elevations
- 43. X Divisions of Occupancy
- 44. TBD Sign Details
- 45. X Bulk Table Inset
- 46. X Property Area (Nearest 100 sq. ft.)
- 47. X Building Coverage (sq. ft.)
- 48. X Building Coverage (% of total area)
- 49. N/A Pavement Coverage (sq. ft.)
- 50. N/A Pavement Coverage (% of total area)
- 51. N/A Open Space (sq. ft.)
- 52. N/A Open Space (% of total area)
- 53. X No. of parking spaces proposed
- 54. X No. of parking spaces required

09-02

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN

500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT,
PLEASE NOTE THE FOLLOWING:

55. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

56. N/A A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: Ce Ve 10/28/08
Licensed Professional Date
for The Chazen Companies

⌘ ⌘ ⌘ ⌘ ⌘ ⌘ PLEASE NOTE: ⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

09-02

PROJECT I.D. NUMBER:

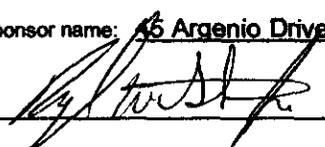
617.20
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR 45 Argenio Drive LLC & 30 Argenio Dr LLC	2. PROJECT NAME Ray's Transportation
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>30 & 42 Argenio Drive</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Proposed lumber & building material and equipment sales, service & storage on a 8.93 acre site consisting of two tax parcels. No new buildings are proposed.</u>	
7. AMOUNT OF LAND AFFECTED: Initially: <u>8.93±</u> acres Ultimately: <u>8.93±</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other: _____ Describe: <u>Industrial, warehouse, commercial, residential</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE, OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency name and permit/approval.	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency name and permit/approval. <u>Site Plan Approval from the Town of New Windsor Planning Board</u>	
12. AS A RESULT OF THE PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>45 Argenio Drive LLC & 30 Argenio Dr LLC</u>	Date: <u>10/20/08</u>
Signature: 	

If the action is in the Coastal Area, and you are a State agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART II – ENVIRONMENTAL ASSESSMENT (To be completed by Lead Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1 – C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:</p>

PART III – DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	

09-02

ATTACHMENTS

- A. Certificate Flood Hazard Area Development.

I Chris Viebrock of The Chazen Companies hereby certify that the property or properties mentioned in this application is/are not located in a flood zone.



Signature

Chris Viebrock, P.E.

PLEASE NOTE:

- * IF PROPERTY IS NOT LOCATED IN A FLOOD ZONE, PLEASE SIGN ABOVE VERIFYING THAT. RETURN THIS FORM WITH PLANNING BOARD APPLICATION**
- ** IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE OBTAIN COMPLETE APPLICATION FROM P.B. SECRETARY.**

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